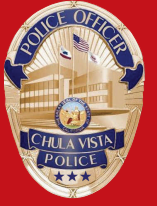


CRIME FREE MULTI-HOUSING



Part of our **SAFE COMMUNITIES PROGRAM**

Keep drugs and other illegal activities off the property!



*The **CHULA VISTA CRIME FREE MULTI-HOUSING PROGRAM** is designed to help residents, owners, and managers of rental property keep drugs and other illegal activity off their property. The program is easy, honest, direct--and very effective in reducing the incidence of crime in rental property.*

THE COST OF CRIME

When criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a high price. When crime takes over, here are a few things to consider:

- Decline in property values, particularly when the activity begins affecting the reputation of the neighborhood
- Property damage arising from abuse, retaliation, or neglect
- Fire resulting from manufacturing or growing operations
- Civil penalties, including temporary closure of the property or even property seizure
- Loss of rent during the eviction and repair periods
- Fear and frustration when dealing with dangerous and threatening residents
- Increased resentment and anger between neighbors and property managers
- The loss of other valued residents

PROGRAM OVERVIEW

The program utilizes a unique three-part approach that ensures the crime prevention goal, while maintaining an approach that is very resident-friendly. The Chula Vista Police Department has been certified as a California State Training Facility for the Crime Free Program.

Phase One involves an eight-hour seminar presented by the police department and rental experts.

Phase Two will certify that the rental property has met the security requirements for the resident's safety.

In **Phase Three**, a resident crime prevention meeting will be conducted for full certification, and the managers will be provided with metal signs to identify the property as a member of the Crime Free Program. The management will also be granted the use of the program logo in all advertisements.

WHAT YOU WILL LEARN

Prevention and Applicant Screening:

- How code compliance (preparing the property) can protect your rights as a landlord
- Benefits of applicant screening
- Tips to strengthen rental agreements
- How to become a proactive property manager
- Maintaining a fire safe environment
- Development of life safety awareness

Drug Awareness

- Warning signs of drug activity
- Your responsibilities to combat illegal activities on your property
- Role of the Police
- Crisis resolution and the eviction process

RESOURCES MATERIALS

- 100-page manual with additional community resources for tenants, landlords, and property managers
- Other free materials will be available at class time
- **AND BEST OF ALL, THE TRAINING IS FREE!!!**

For further information regarding the Chula Vista Crime Free Multi-Housing Program or to inquire about upcoming classes, please call the Chula Vista Police Department Community Relations Unit at 691-5127.

Take a stand against crime.

